

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 307 King Street, Golden Square Vic 3555
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$289,000

Median sale price

Median price \$332,750 Property Type House Suburb Golden Square

Period - From 17/09/2018 to 16/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Fir St GOLDEN SQUARE 3555	\$300,000	04/04/2019
2	85 Panton St GOLDEN SQUARE 3555	\$290,000	08/07/2019
3	5 Hunter St GOLDEN SQUARE 3555	\$280,000	22/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16/09/2019



Property Type:
Agent Comments

Indicative Selling Price

\$289,000

Median House Price

17/09/2018 - 16/09/2019: \$332,750

Comparable Properties



4 Fir St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 04/04/2019

Property Type: House (Res)

Land Size: 568 sqm approx

85 Panton St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 08/07/2019

Property Type: House (Res)

Land Size: 622 sqm approx



5 Hunter St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 22/08/2019

Rooms: 4

Property Type: House

Land Size: 1011 sqm approx